

River Bank Woods Newsletter

Check out River Bank Woods on-line
www.riverbankwoods.org
for updated community information

Volume 3, Issue 3

Summer 2006

THANK YOU for a very FUN and SUCCESSFUL 3rd Annual River Bank Woods Spring/Summer Fling (held June 10th)

- **Amy Nolasco** for planning and making it all happen
- **Jina Ames** for planning
- **Jenni & Tom Aprahamian** for hosting the party at the base of their awesome new deck in the backyard shade of their beautiful home
- **Owen Nolasco** for working the grill and SIRIUS deejaying
- **Jenni Aprahamian** for organizing the games and **Amy Nolasco** for prizes
- **Mike Morgan** for arranging for a visit from Sterling Volunteer Fire Department (SVFD) "Tanker 618" and heroes, and for arranging for the ice cream truck
- **Everyone who helped** with set-up, name tags and Sharpies, grills, tables, chairs, food, water!, clean-up, etc.
- And THANK YOU to everyone for attending!



and THANK YOU Jina Ames for organizing the
3rd Annual
River Bank Woods Community Garage Sale

The River Bank Woods Community Garage Sale was a success again this year. Some drizzle the night before scared off some of the participants, but by morning the weather was perfect for the sale. The homeowners that did open up their garages to sell their items were pleased with the attendance and the steady stream of customers who walked, biked and drove through the neighborhood. Thank you to all!

From the Board...

The River Bank Woods Homeowners Association (HOA) meeting for Summer 2006 was held on Tuesday, July 25, 2006, at Lowes Island Elementary. Officer and Committee reports were presented by the various board members. Tom Markell represented Cardinal Management Group, Inc.

River Bank Woods has a variety of action items, hot topics, issues, concerns, and special projects. There are currently:

36 Open + 1 Re-Opened + 21 On-Going + 10 Not Started + 141 Closed = 209 items

Great Falls Chase HOA swimming pool memberships for max 50 River Bank Woods households

posted 7/17/2006

We are very happy to report that we were able to make arrangements with Great Falls Chase HOA for swimming pool memberships for max 50 River Bank Woods households. NOTE: There are 78 homes in RBW.



Please see below (also available on www.riverbankwoods.org, and delivered to your white mailbox), and jump (or should I say dive...) at this opportunity:

- Great Falls Chase HOA is offering swimming pool memberships to residents of River Bank Woods for the 2006 season
- *****Open to the first 50 RBW households
- Renewed for the full 2007 season upon mutual agreement by the GFC HOA BoD and RBW HOA BoD
- COST: \$180 per RBW household for the remainder of the 2006 summer swimming season (through Labor Day); prorated from \$400 per household per season
- Swimming pool use only - does not include basketball courts or tennis courts
- Violation of GFC Swimming Pool Rules & Regs may result in revocation of privileges without refund at the discretion of the pool staff
- *****TO PURCHASE A 2006 MEMBERSHIP: Please complete the attached application and drop it off at the Great Falls Chase swimming pool, along with a check for \$180 made payable to 'Great Falls Chase Homeowners Association'

- The lifeguard staff will keep a list of families that have joined until passes are sent by mail
- One pool pass will be issued for every family member over the age of 6; once issued, these passes must be presented to the lifeguard staff when entering the facility
- Guest Passes, valid for 10 admissions, may be purchased at the pool office at a rate of \$5 per admission
- If you are renting your property, you may convey your right to use the pool to your tenant by completing the attached Assignment of Privileges form
- DIRECTIONS: Take River Bank Street across Algonkian Parkway; River Bank Street becomes Hardwood Forest Drive; the GFC swimming pool and plenty of parking are on the right
- HOURS: The pool is open daily from Memorial Day Weekend through Labor Day Weekend from 10 a.m. to 8:45 p.m.

Please contact Mike Morgan at president@riverbankwoods.org if you have any questions.

Have a safe & happy summer. Stay cool – and hydrated – in the GFC pool!

Great Falls Plaza Animal Hospital & Great Falls Plaza Clock Tower (cell tower)

Great Falls Plaza Animal Hospital – The Animal Medical Center of Cascades, a current tenant in Great Falls Plaza, needs a larger space. The owner of Great Falls Plaza plans to build a new building in the space between Food Lion and Fox Chase Tavern. The new building will connect to the walls on both sides. The proposed construction is already permitted under existing zoning and the approved site plan. It is the proposed usage of this new building that is open for discussion.

Great Falls Plaza Clock Tower (cell tower) – Special Exemption & Commission Permit Applications from Invisible Towers, LLC are currently under review by Loudoun County for the construction of a clock tower structure to disguise wireless telecommunications facilities at Great Falls Plaza. The proposed clock tower structure is part of the building addition proposed above. The telecommunications facility will be used to support the operations of cellular and personal cellular service (PCS) carriers. The wireless telecommunications equipment will be housed within the clock tower structure.

NOTE: Since River Bank Woods HOA membership will have opposing positions on these subjects, the River Bank Woods HOA Board of Directors cannot take a position. We communicated the Loudoun County Planning Commission Public Hearing as the forum for discussion.

UPDATE: The Loudoun County Planning Commission Public Hearing was held on Monday, July 17th @ 6 p.m. at the Loudoun County Government Center, Board of Supervisors Meeting Room, 1 Harrison Street, S.E., Leesburg, VA. Both items were recommended for approval by the Planning Commission. The next stage is to go to the Board of Supervisors Public Hearing on September 12th at 6:30 p.m. at the Loudoun County Government Center. As before, signs will be posted and letters will be sent.

Communications Committee Update

If you are not currently listed in our directory, we need you to complete, sign, and return the **Neighborhood Directory Information Sheet**. We really want to get all 78 homes in the Directory. We hope to publish and distribute an updated directory as soon as we have correct information on all our neighbors.

Please e-mail webmaster@riverbankwoods.org to be added to the **River Bank Woods e-mail distribution list**.

If you would like to help write, publish or distribute the **River Bank Woods Newsletter** please contact **Teresa Bettac** at secretary@riverbankwoods.org.

Activities Committee Update

Again, a THANK YOU for a very SUCCESSFUL 3rd Annual RBW Garage Sale (held June 3rd) and 3rd Annual RBW Spring/Summer Fling (held June 10th)!!

Other activities and opportunities:

Bunco

RBW Bunco Ladies are meeting monthly (3rd Friday of each month) for fun-filled conversation and gaming. We now have 20 women from RBW and surrounding areas participating. If you are interested and would like to join us please call Jina Ames (703) 406-0088 or e-mail Jinasfun@aol.com or director@riverbankwoods.org. No experience is necessary to play Bunco. Bunco will resume this fall. We are planning to have an end of Summer Bunco Bash in late August. If your summer has been filled with children, guests, mosquitoes, lawn maintenance, travel, sunburns, sporting events and barbeques and you need a night to just chill with friends – call me!!! I am looking at August 26 or 27, 2006.

Poker and/or Game Night

We are still looking for men and women interested in playing poker or card/board games one night a month. This is a nice way to get to know your neighbors and have some fun! If you are interested please contact Jina Ames at (703) 406-0088 or e-mail Jinasfun@aol.com or director@riverbankwoods.org. No experience is necessary! We would love to get this group started this fall. I currently have two couples that have expressed an interest.

CountrySide Women's Club

The Country Side Women's Club general meeting will be Friday, September 8th, at the Parkway Meeting Room off Algonkian Parkway. The guest speaker will discuss "Identity Theft." We welcome prospective members to our monthly meetings. Call Teresa Bettac, CountrySide Women's Club President, at 703-444-3035 for more information.

Fall Clean Up

The HOA would like to schedule a fall clean up. We are looking for someone to work with block captains to help organize this event. The HOA will provide trash bags and trash removal if necessary. Bring your own gloves. Neighbors should clean up litter from the Tree Save Areas and areas near their house and/or help clean up Brockman Farm Lane. Please contact Teresa Bettac at 703-444-3035 to volunteer. Bring the whole family!

Fall Fling

The HOA would like to sponsor a **Fall Fling** for our neighborhood. If you would like to organize an activity for the families in our area please contact Jinasfun@aol.com. There has been some interest in a children's costume parade with refreshments for the children and adults. Please let us know if you can help.

New Ideas

If you have a recommendation for a new activity, event or club please let us know. We are always looking for new ideas. If you have an idea or a column for the newsletter, please contact Teresa Bettac at secretary@riverbankwoods.org or contact a board member. If you have photographs of a community activity, we would like to include them in the newsletter.

Neighborhood Watch Committee Update

The Neighborhood Watch street signs have been installed at each entrance to our community and the "official" patrols of the neighborhood can be planned. We need volunteers for **Neighborhood Watch Block Captains**. **Jina Ames** held an organizational meeting for the group July 12th. This meeting was to establish weekly driving and walking patrols for our neighborhood. Jina has developed Policies & Procedures for our **Neighborhood Watch Program**. If you missed the meeting and want to become involved with the **Neighborhood Watch Program** contact Jina at Jinasfun@aol.com. You will need to read the Policies & Procedures booklet and fill out an application form and sign a waiver. This is a very important program for our neighborhood. We need as many neighbors involved as possible. The more patrols we have the safer our neighborhood will be for everyone.

Neighborhood Watch Committee Meeting:

Mitch and Jina Ames - director@riverbankwoods.org
47427 River Bank Forest Place
Wednesday, October 11, 2006
7:30pm
Call: (703) 406-0088 for additional information

Architectural Review Committee (ARC) Update

The River Bank Woods HOA Covenants/Bylaws/Rules & Regulations require an application and approval process for exterior home improvements and the approval becomes part of the unit file that Cardinal Management Group keeps for each home in River Bank Woods. Modifications/enhancements must be on file when you sell your home. **Please “Catch Up and Plan Ahead” for exterior home improvements. Please use the Architectural Standards to complete an AMRA.** Applications are available via download at www.riverbankwoods.org. Please submit completed applications to **Teresa Bettac**, Secretary, at 20667 Forest Overlook Court. **Dennis Coombe**, Vice President, and **Samer Beidas**, Treasurer, review each application.

River Bank Woods is a fairly new community. Members of the HOA will be conducting the annual “walkthrough” inspection of our neighborhood with our managing agent. The inspection is performed with the intention of ensuring that the curbside appeal of the community is preserved. We will be noting any repairs that need to be completed on the home and the general appearance of the yard (i.e., clutter, unapproved storage, visible trash containers), painting of trim and woodwork, unapproved additions, leaning fences, power washing of siding and clutter in rear yards. These are just a few of the areas that will be inspected and noted on your property. Please take a moment and survey your home so that you are aware of any areas that may be cited and in need of maintenance.

Trash & Recycling

Please do not put your trash or recycling bins at the curb until the evening before pick-up day. Be sure and secure all trash. Please remember that trash and recycling bins should not be in front of your house except on pick-up day. Please keep them garaged or out of site. Help keep our neighborhood looking great!

1. As a reminder, trash service is on Mondays and Thursday, recycling on Mondays and yard debris pick-up on Wednesdays. Yard debris is picked up only during the months of April-October.
2. A limit of six (6) bags of trash will be picked up from residents on trash days. Residents are encouraged to not overload their trash receptacles as the drivers will not empty them if they are too heavy to lift. Residents should use large white kitchen bags only for regular trash pick-up. The black yard waste bags should not be used as they will be mistaken for yard debris and left behind for yard debris collection on Wednesdays. For large quantities of trash, residents should call 703-818-8222 and arrange for special pick-up. This includes not only large items like furniture, etc. but also for large quantities of trash bags.
3. A limit of six to eight (6-8) bags of yard debris will be picked up from residents on yard debris collection days. Residents should use large black yard waste bags or the brown paper landscape bags only. Large white kitchen bags should not be used.

Bottomline

The State of the RBW HOA is STRONG. We would like to continue to build community through our Communications Committee, Activities Committee, and Neighborhood Watch Committee/Program. We need your help. Please volunteer and help us make RBW HOA even STRONGER.

CONTACT INFO

Cardinal Management Group, Inc.
Managing Agent for River Bank Woods HOA

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River Bank Woods Board of Directors

Mike Morgan, President	president@riverbankwoods.org
Dennis Coombe, Vice President	vpresident@riverbankwoods.org
Teresa Bettac, Secretary	secretary@riverbankwoods.org
Samer Beidas, Treasurer	treasurer@riverbankwoods.org
Jina Ames, Director	director@riverbankwoods.org

Comings and Goings

Lisa Toohey, a past resident and Board Member of River Bank Woods, lost her mother earlier this summer. Lisa now resides in River Crest. Our condolences go out to her and her family.

UPCOMING RIVER BANK WOODS HOA MEETING DATES: October 24, 2006

Rainbow DayCare – Before and After School Care
Available for Horizon Elementary and Seneca Ridge Middle School district area.
Registered in State of Virginia
First Aid Certified
Supervised homework
Snack and dinner provided
Excellent references and experience Call: Joanna 703-433-2080